

Cap d'Antibes - Beautiful bright villa minutes walk to the beach



INFORMATION

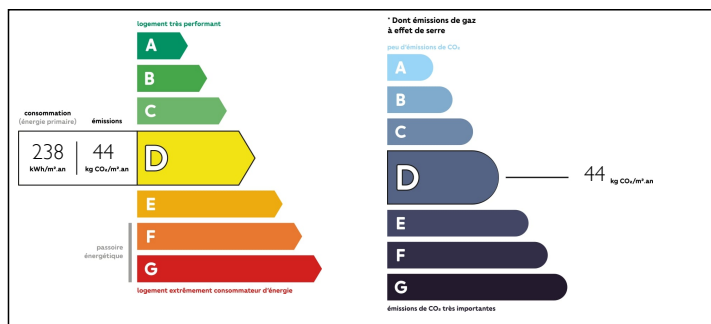
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	218 m2
Plot Size:	960 m2



IN BRIEF

Ideal location on Cap d'Antibes, in a quiet residential area, a stone's throw from the beach and close to the town center. This charming, south-facing property is set on 960m2 of land with a heated saltwater swimming pool. You'll be charmed by its high ceilings and luminosity. This property offers 5 generously sized bedrooms and 5 bathrooms in total.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house comprises of a pretty entrance porch, an entrance hall, three bedrooms with their own bath/shower rooms, a guest shower room with WC, and a garage/laundry room. A beautiful staircase takes you to the 1st floor, where you'll find a spacious living and dining room with a central fireplace, a veranda offering beautiful open and sea views, a fitted kitchen, and a terrace. On this floor, you'll find two additional bedrooms with fitted closets and two bathrooms.

In addition to the garage, the villa offers several parking spaces.

There is the possibility to easily extend the living space of the house by converting the garage and the attic space.

This property also offers a fitness room separate from the main house, a pool house, and a summer kitchen.

Agency fees are payable by the vendor.

Additional photos available upon request.

Surfaces areas:

GARDEN LEVEL :

Entrance RDJ 19.64 sq.m.

Bedroom n°1 RDJ 32.92 m²

Closet bedroom n°1 RDJ 1,01 m²

Shower room/WC n°1 RDJ 6,42 m²

Bedroom n°2 RDJ 13.01 m²

Shower room/WC RDJ 6,97 sq.m.

Storage room RDJ 2,06 m²

Shower room/WC n°2 RDJ 3,42 m²

Bedroom n°3 RDJ 21,40 m²

Closet room n°3 RDJ 1,28 m²

Bathroom/WC n°1 RDJ 4,69 m²

1ST FLOOR :

Landing 1st floor 7.01 m²

NOTES